178.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	684,900 / 684,900
					USE VALUE:	684,900 / 684,900
					ASSESSED:	684,900 / 684,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCGRATH LARA & EDWARD
Owner 2:	
Owner 3:	
Street 1:	63 DOW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SWIFT DONALD S & DIANE A -
Owner 2:	-
Street 1:	63 DOW AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .126 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Vinyl Exterior and 1788 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5508.000	274,400	800	409,700	684,900
Total Card	0.126	274,400	800	409,700	684,900
Total Parcel	0.126	274,400	800	409,700	684,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.14 /Parcel: 383.14

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 120407
GIS Ref:
GIS Ref:
Insp Date: 09/08/18

PREVIOUS ASSESSMENT

Parcel ID: 178.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	274,400	800	5,508.	409,700	684,900		Year end	12/23/2021
2021	101	FV	266,300	800	5,508.	409,700	676,800		Year End Roll	12/10/2020
2020	101	FV	266,400	800	5,508.	409,700	676,900	676,900	Year End Roll	12/18/2019
2019	101	FV	215,400	900	5,508.	409,700	626,000	626,000	Year End Roll	1/3/2019
2018	101	FV	212,700	900	5,508.	345,300	558,900	558,900	Year End Roll	12/20/2017
2017	101	FV	212,700	900	5,508.	316,000	529,600	529,600	Year End Roll	1/3/2017
2016	101	FV	212,700	900	5,508.	269,200	482,800	482,800	Year End	1/4/2016
2015	101	FV	200,700	900	5,508.	234,100	435,700	435,700	Year End Roll	12/11/2014

!13968!

PRINT

Date	Time
12/30/21	18:04:42

LAST REV

Date	Time
03/27/19	14:29:27
danam	

USER DEFINED

Prior Id # 1:	120407
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13968

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SWIFT DONALD S	67533-411		6/29/2016		580,000	No	No		
	13673-684		4/1/1979		37,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/13/2018	1695	Insulate	7,400	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	Inspected	BS	Barbara S
7/31/2018	MEAS&NOTICE	CC	Chris C
3/8/2017	SQ Returned	EMK	Ellen K
10/17/2008	Meas/Inspect	163	PATRIOT
3/14/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/28/1999	Measured	163	PATRIOT
12/1/1981		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5508		Sq. Ft.	Site		0	70.	1.06	7									409,669						409,700	

Total AC/HA:	0.12645	Total SF/SM:	5508	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	409,669	Spl Credit		Total:	409,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	15 - Carpet	20	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98794085
Adj $ / SQ:	180.052
Other Features:	69500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	397714
Depreciation:	123291
Depreciated Total:	274423

COMMENTS

SIN/BMT; EST. DAY CARE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

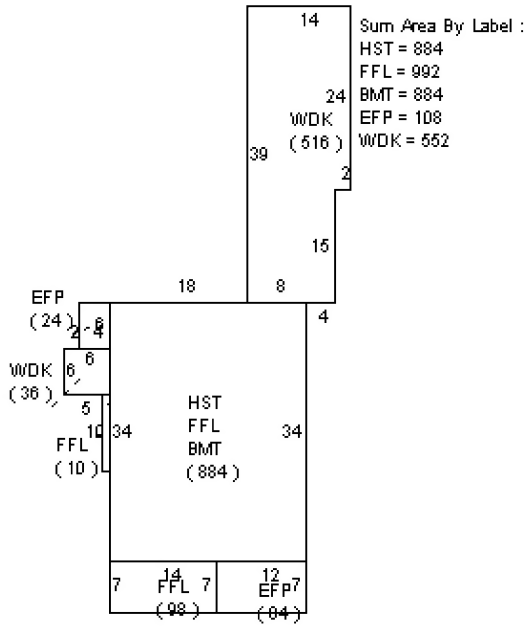
No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	180.05
Special Features:	0	Val/Su Net:	92.14
Final Total:	274400	Val/Su SzAd	191.35

SKETCH



Sum Area By Label :
HST = 884
FFL = 992
BMT = 884
EFP = 108
WDK = 552

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	992	180.050	178,612
BMT	Basement	884	68.060	60,165
WDK	Deck	552	7.720	4,260
HST	Half Story	442	180.050	79,583
EFP	Enclos Porch	108	51.800	5,595

Net Sketched Area:	2,978			Total:	328,215
Size Ad	1434	Gross Area	3420	FinArea	1788

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	12X12	A	AV	1990	7.39	T	23.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800

IMAGE

AssessPro Patriot Properties, Inc